

**TOWN OF NOLENSVILLE
PLANNING COMMISSION
SPECIAL MEETING
MARCH 30, 2004**

Members in attendance were as follows: Willis Wells, Frank Wilson, Rick Fisher, Larry Gardner, Bob Haines, James Clark, Joe Curtsinger, Charles Knapper and Rob Pease. Staff present: Bob Notestine, Dana Ausbrooks, Dave Ausbrooks and Bill Terry.

The Town of Nolensville Planning Commission met in a special session on March 30, 2004, at the Nolensville Elementary School. The meeting was called to order by Chairman Willis Wells.

Agenda Item II - The Pledge of Allegiance

Agenda Item III – Citizen Comments

Ted Behar stated that Fischbach Transportation Group did a great job on the traffic study. He encouraged the Planning Commission to use alternative number four for the road way configuration.

Gail Phillips stated that she was concerned about the plans. Her concern is if a member of the church lives on Sam Donald Road, then that person would have to go around the loop to get to the church.

Agenda Item – IV – New Business

Gillian Fischbach reviewed the Bent Creek site plan and traffic study. She provided to the Planning Commission a letter, dated March 29, 2004, outlining five alternative roadway configurations for the area bounded by Sam Donald, Nolensville Road, Clovercroft Road and the western boundary of the project site.

The advantages of alternative one are as follows:

1. The realignments of Sam Donald Road and Clovercroft Road will eliminate significant traffic volumes at the existing segments that intersect Nolensville Road in the vicinity of Rocky Fork Road. Therefore, the need to widen these segments in order to accommodate projected traffic volumes is eliminated.
2. The realignment of Clovercroft Road at Williams Road will reduce the volumes on the north-south portion of Clovercroft Road and allow Williams Road to serve as the main access to the Bent Creek development.
3. The existing north-south portion of Clovercroft Road will provide a minor connection between the realigned Sam Donald and the Clovercroft Road /Williams Road.

The disadvantages of alternative one are as follows:

1. The realignment of Sam Donald Road and Clovercroft Road at King Street will eliminate the connection between the land uses on King Street and the realigned segments of Sam Donald Road and Clovercroft Road.

The advantages of alternative two are as follows:

1. The closure of a portion of Sam Donald Road will eliminate significant traffic volumes at the existing segment that is currently immediately north of Rocky Fork Road. Therefore, the need to widen this segment in order to accommodate projected traffic volumes is eliminated.
2. The realignment of a north-south portion of Clovercroft Road will maintain a minor connection to Nolensville Road, directly opposite of Rocky Fork Road.

The disadvantages of alternative two are as follows:

1. Because the existing alignment of Clovercroft Road intersects Nolensville Road opposite Rocky Fork Road, there is a continuous connection between the Arrington community and the City of Franklin, and this connectivity would be eliminated with the implementation of alternative two.
2. The realignment of Sam Donald Road will eliminate a direct connection to Nolensville Road.
3. The realignment of Sam Donald Road will have a significant impact on the existing site plan for the Bent creek at Dobson Property project.
4. The closure of a portion of Sam Donald Road at King Street will eliminate the connection between the land uses served by this segment and the rest of realigned Sam Donald Road.
5. Because the realignment of a portion of north-south Clovercroft Road will maintain a minor connection to Nolensville Road, directly opposite Rocky Fork Road, a portion of the traffic generated by the Bent Creek development, as well as through-traffic on Sam Donald Road, could use this realignment to access Nolensville Road instead of using the southern realignment of Clovercroft Road. Therefore, there may be a future need to widen this segment in order to accommodate projected traffic volumes.

The advantages of alternative three are as follows:

1. The realignment of Sam Donald Road will maintain a continuous connection between the Arrington community and the City of Brentwood.
2. The existing portion of north-south Clovercroft Road will provide a minor connection between the realigned Sam Donald Road and the realigned east-west Clovercroft Road.

The disadvantages of alternative three are as follows:

1. The realignment of Sam Donald Road to directly opposite Rocky Fork Road will not eliminate significant traffic volumes at this location. Therefore, there may be a future need to widen this segment in order to accommodate projected traffic volumes.
2. Because the existing portion of Clovercroft Road will maintain a minor connection between Sam Donald and Clovercroft Road, a portion of the traffic generated by the Bent Creek development, as well as through-traffic on

Clovercroft Road, could use this realignment to access Nolensville Road instead of using the southern realignment of Clovercroft Road.

3. The distance between Nolensville Road and the north-south portion of Clovercroft Road/King Street is less than desirable for adjacent intersections.

The advantages of alternative four are as follows:

1. The realignment of east-west Clovercroft Road and the elimination of Clovercroft Road at King Street will eliminate significant traffic volumes at the existing segment of Clovercroft Road that is directly opposite Rocky Fork Road. Therefore, the need to widen this segment in order to accommodate projected traffic volumes is eliminated.
2. The cul-de-sac on Sam Donald Road at King Street will eliminate significant traffic volumes at the existing segment that is immediately north of Rocky Fork Road. Therefore, the need to widen this segment in order to accommodate projected traffic volumes is eliminated.

The disadvantages of alternative four are as follows:

1. Because the existing alignment of Clovercroft Road intersects Nolensville Road directly opposite Rocky Fork Road, there is a continuous connection between the Arrington community and the City of Franklin, and this connectivity would be eliminated with the implementation of this alternative.
2. The realignment of Sam Donald Road will eliminate a direct connection to Nolensville Road. Instead, motorists on Sam Donald Road would have to travel longer distances to access Nolensville Road.
3. The closure of Sam Donald Road and Clovercroft Road at King Street will eliminate the connection between the land uses served by these segments and the realigned portions of these roadways.

The advantages of alternative five are as follows:

1. The realignment of Sam Donald Road will maintain a continuous connection between the Arrington community and the City of Brentwood.
2. The realignment of Clovercroft at Williams Road will reduce the volumes on the north-south portion of Clovercroft Road and allow Williams Road to serve as the main access to the Bent Creek development.
3. The existing north-south portion of Clovercroft Road will provide a minor connection between the realigned Sam Donald Road and the realigned Clovercroft Road/Williams Road.

The disadvantages of alternative five are as follows:

1. The realignment of Sam Donald Road to directly opposite Rocky Fork Road will not eliminate significant traffic volumes at this location. Therefore, there may be a future need to widen this segment in order to accommodate projected traffic volumes.
2. Because the existing north-south portion of Clovercroft Road will maintain a connection between Sam Donald Road and Clovercroft Road/Williams Road, some of the traffic generated by the Bent Creek development, as well as through-traffic on Clovercroft Road, could use this realignment to access Nolensville Road instead of using Williams Road.

3. The distance between Nolensville Road and the north-south portion of Clovercroft Road/King Street is less than desirable for adjacent intersections.

Gillian Fischbach stated that she looks for adequate facilities and looks for connectivity and mobility when looking at alternatives. She also looks for decent spacing for traffic lights.

Charles Knapper asked if an alternative could be to construct the top of alternative number four and the bottom of alternative number five. He asked if that would be an option that would work.

Gillian Fischbach stated that option would work and thought that the intersections would operate well.

Larry Gardner asked Mr. Cates if the developer would want to realign Sam Donald as illustrated in alternative number two.

Mr. Cates stated that alternative number 3, number 4, and number 5 would work with their concept plan. He stated that alternative number five works best because number three and number four have the private developer purchasing property from a private land owner.

Frank Wilson stated that since his property was involved in alternatives 1-4 he would rescue himself from the discussion and vote. His statement occurred at 8:25 p.m.

Larry Gardner stated that he liked alternative number four the best.

Bill Terry asked the Planning Commission to consider the following when making their decision:

1. Evaluate the importance of the two houses currently located at Clovercroft and Nolensville Road.
2. Consider that the roadway between Clovercroft and Sam Donald and King Street is not workable and consider whether now would be a good time to fix the roadway.
3. Evaluate the importance of access from Bent Creek to the Town Center.
4. Some of the roadways are in the county and not in the city limits.

Bill Terry further stated that he would recommend number one and number five. He also recommends the realigning of Clovercroft and Williams Road and the improvements of Sam Donald and Clovercroft to Nolensville Road. He further stated that a new roadway to the cemetery should be considered.

Joe Curtsinger made the motion to approve the top of alternative four and the bottom of alternative five as the roadway configuration. James Clark seconded the motion.

Rob Pease stated that he did not believe there should be a traffic light at Williams Road.

Larry Gardner stated that he thought there were 154 houses in the second phase of the development, and that the sewer goes in during phase three of the development. He further stated that he thought that the top part of alternative four should be completed when phase one is completed and that the bottom part of alternative five should be finished when phase three is completed.

Charles Knapper stated that phases one and two should be completed in two and a half years. He also stated that at the end of phase one, Clovercroft Road should be realigned.

Gillian Fischbach suggested that the bottom of alternative five could be studied at the beginning of phase three of the Bent Creek development.

Joe Curtsinger withdrew his previous motion. James Clark withdrew his second.

Joe Curtsinger made a motion to approve alternative number four as the roadway configuration with the following conditions:

1. Before building permits would be issued for phase one, the cul-de-sac at Sam Donald and the realignment of Sam Donald would be completed. In addition, Clovercroft Road and Nolensville Road would remain open.
2. Before building permits would be issued for phase two, Sam Donald to Clovercroft Road and the connection of Clovercroft to Nolensville Road and closure of small piece of Clovercroft Road would be completed.
3. Before building permits are issued for phase three, a study will be performed concerning Clovercroft and Williams Road. The study will determine whether any infrastructural improvements are needed.

Bob Haines seconded the motion. Frank Wilson did not vote on this motion. The motion passed with Willis Wells, Rick Fisher, Larry Gardner, Bob Haines, James Clark, Joe Curtsinger, Charles Knapper and Rob Pease voting for approval of the motion.

Charles Knapper made a motion that the Planning Commission recommend to the Board of Mayor and Aldermen the approve of Bent Creek with the approval of alternative number four as the roadway configuration and with the 16 conditions approved by the Planning Commission during the March 11, 2004 Planning Commission meeting.

Bob Haines seconded the motion.

Frank Wilson did not vote on this motion. The motion passed with Willis Wells, Rick Fisher, Larry Gardner, Bob Haines, James Clark, Joe Curtsinger, and Charles Knapper voting for the motion. Rob Pease voted against the motion.

There being no further business to come before the Planning Commission, the meeting was adjourned at 9:30 p.m.

Larry Gardner
Secretary for the Planning Commission

Date